034.0	0001	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	472,700 / 472,700
					USE VALUE:	472,700 / 472,700
					ASSESSED:	472,700 / 472,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		MARRIGAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SULLIVAN JOHN T	
Owner 2:		
Owner 3:		
Street 1:	8 MARRIGAN STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	LIMB ADAM -
Owner 2:	ARMSTRONG AMY -
Street 1:	8 MARRIGAN STREET
Twn/City:	ARLINGTON
St/Prov:	MA	Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 2,721 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1947, having primarily Vinyl Exterior and 1030 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2721.000	151,700		321,000	472,700
Total Card	0.062	151,700		321,000	472,700
Total Parcel	0.062	151,700		321,000	472,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 459.11 | /Parcel: 459.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 23307
GIS Ref:
GIS Ref:
Insp Date: 12/13/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 034.0-0001-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	152,200	0	2,721.	321,000	473,200	473,200	Year End Roll	12/18/2019
2019	101	FV	118,400	0	2,721.	290,900	409,300	409,300	Year End Roll	1/3/2019
2018	101	FV	118,400	0	2,721.	275,900	394,300	394,300	Year End Roll	12/20/2017
2017	101	FV	118,400	0	2,721.	240,800	359,200	359,200	Year End Roll	1/3/2017
2016	101	FV	110,400	0	2,721.	205,700	316,100	316,100	Year End	1/4/2016
2015	101	FV	88,700	0	2,721.	190,600	279,300	279,300	Year End Roll	12/11/2014
2014	101	FV	88,700	0	2,721.	158,000	246,700	246,700	Year End Roll	12/16/2013
2013	101	FV	88,700	0	2,721.	150,500	239,200	239,200		12/13/2012

!2769!

PRINT

Date	Time
12/10/20	18:07:28

LAST REV

Date	Time
05/14/19	14:07:25

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2769

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIMB ADAM,	67314-290		5/25/2016		447,500	No	No		
NIKHIL RISHIYUR	53265-464		7/24/2009		299,000	No	No		
NIKHIL RISHIYUR	24361-337		3/16/1994		1	No	No		A

USER DEFINED

Prior Id # 1:	23307
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/29/2012	827	Manual	1,557					REPL PATIO DOOR
8/15/2000	681	Wood Dec	25,000	O				REBUILD 2 PORCHES-

ACTIVITY INFORMATION

Date	Result	By	Name
12/13/2018	MEAS&NOTICE	CC	Chris C
1/21/2009	Meas/Inspect	294	PATRIOT
3/14/2000	Inspected	264	PATRIOT
2/17/2000	Measured	270	PATRIOT
8/11/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2721		Sq. Ft.	Site		0	64.	1.84	3									321,043						321,000	

Total AC/HA: 0.06247 | Total SF/SM: 2721 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 321,043 | Spl Credit | Total: 321,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall	25	% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.93415660
Adj $ / SQ:	126.111
Other Features:	57000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	186314
Depreciation:	34654
Depreciated Total:	151660

COMMENTS

COMMON WALL PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

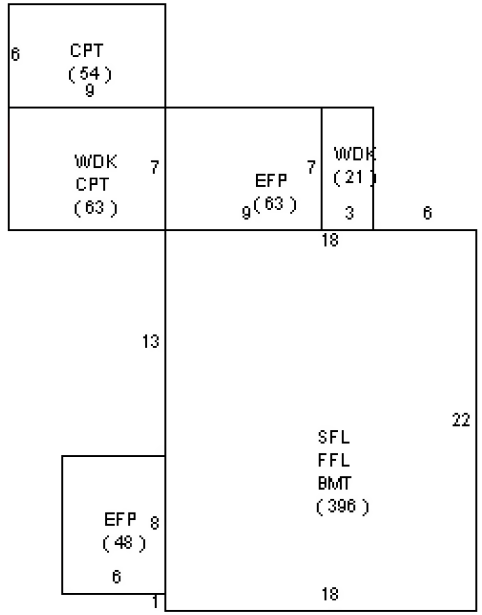
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	126.11
Special Features:	0	Val/Su Net:	101.13
Final Total:	151700	Val/Su SzAd	191.54

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	396	52.590	20,825
FFL	First Floor	396	126.110	49,940
SFL	Second Floor	396	126.110	49,940
CPT	Carport	117	16.990	1,987
EFP	Enclos Porch	111	48.340	5,366
WDK	Deck	84	14.950	1,256

Net Sketched Area:	1,500			Total:	129,314
Size Ad	792	Gross Are	1500	FinArea	1030

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

034.0-0001-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	